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TOWN OF STOW
PLANNING BOARD

February 18, 2021

Stow Planning Board
Stow Town Building
380 Great Road
Stow, Massachusetts 01775

**RE: 137 Harvard Road & Lot 2 Harvard Road
Land Disturbance & Erosion Control Special Permit Thresholds**

Dear Board Members,

Attached please find plan entitled "Land Disturbance Plan, 137 Harvard Road, Stow, MA" prepared by our office for the purpose of evaluating recent land disturbance activities at 137 Harvard Road (Lots 3 & 4, existing single family house under renovation) and also on land abutting 137 Harvard Road identified as Lot 2 (abutting undeveloped residential lot). Our office has evaluated the extents of disturbance on each of these tracts and calculated areas of disturbance, condition of surface cover and evaluated the grade of the disturbed areas. This data is presented in plan and table view on the attached plan.

With respect to permit thresholds for Erosion Control Special Permits defined in ZBL 3.8.1.10, neither of these different development proposals (one being an existing house remodel at 137 Harvard Road owned by Black Oak Builders, LLC; the other being site preparation on an abutting single family house lot owned by John P. Giordano individually); exceed the site disturbance thresholds established in ZBL 3.8.1.10 (1-3) and 3.8.1.10 (5) requiring an Erosion Control Special Permit.

**137 Old Harvard Road - Land of Black Oak Builders LLC (Map R-9 Parcel 39)
Disturbance Area = 13,828 sq.ft. << 32,000 sq.ft. << 43,560 sq.ft.**

Development Proposal:

Remodel of existing dwelling, site improvements including upgrade of utility services, septic tank replacement, replacing front steps and walk, removal of hazard trees in proximity of the dwelling.

Lot 2 Harvard Road - Land of John P. Giordano (Map R-9 Parcel 38)
Disturbance Area = 23,617 sq.ft. < 32,000 sq.ft. << 43,560 sq.ft.

Development Proposal:

Tree clearing and site preparation related to contemplated future construction of a single-family dwelling on Lot 2.

Clearly 137 Harvard Road and Lot 2 Harvard Road are distinctly separate projects, separated by ownership and by development proposal scope. Neither of these development proposals meet the permit threshold defined in ZBL 3.8.1.10 for an Erosion Control Special Permit.

Notwithstanding the foregoing, and, considering the concerns that have been raised by the Board and the neighborhood with respect to ongoing construction activities on these tracts, Black Oak Builders LLC proposes is proposing the following temporary erosion control measures for these sites:

1. Install staked haybale check dam across the center of the flow path of the natural drainage swale east of the driveway of that drains down to the existing culvert in Harvard Road.
2. Clean inlet end of 12" CMP culvert in Harvard Road of leaves and debris. Install trap rock for inlet protection and velocity reduction at culvert inlet; install staked haybales upgrade of the culvert inlet across the natural flow line.
3. Install a haybale check dam to the west of house at the stone wall at the property line with Lot 2 to filter/slow seasonal seeping water from the hill to the north.
4. Install haybales across the 12-ft access driveway where it meets Harvard Road when this driveway is not being actively used.
5. Install haybale check dam across flow line of intermittent seasonal drainage to Harvard Road within Harvard Road right of way (surface drainage and sump pump discharge from 153 Harvard Road).

The above listed mitigating measure are shown and labeled in plan view on the attached "Site Disturbance Plan". These measures are proposed in effort to bring this matter to a satisfactory solution for all parties concerned and our hope is that the foregoing documentation of these sites not meeting special permit requirement thresholds, combined with the mitigating measures proposed despite this fact, works toward this end.

If the Board should have any questions regarding this matter or would like to discuss this further at a regularly scheduled meeting, please contact our office.

Respectfully,

A handwritten signature in black ink, appearing to read 'A. Hayes', written over the word 'Respectfully,'.

FORESITE Engineering Associates, Inc.
By: Scott P. Hayes, PE

cc: Craig Martin, Stow Building Inspector
Black Oak Builders, Inc.
John P. Giordano